

**TO LET**



**Churchill Close, Mildenhall**  
**£1,850 pcm**

  
**MARTIN & CO**



## Churchill Close, Mildenhall

Barn Conversion,  
4 bedroom, 3 bathroom

£1,850 pcm

Date available: 9th January 2021

Deposit: £1,850

Unfurnished

Council Tax band:

- Large sitting room
- Large kitchen diner
- 4 Bedrooms
- 1 Ensuite bathroom
- Family bathroom
- Integrated garage
- Off road parking



### THE ACCOMODATION COMPRISES OF:

HALLWAY with large storage/cloak cupboards,  
Understairs storage cupboard, carpet flooring

SITTING ROOM 20' 11" x 19' 5" (6.380m x 5.924m)  
with 4 x radiators, 4 x double glazed windows, patio  
door set and carpet flooring

KITCHEN/BREAKFAST ROOM 20' 10" x 9' 10"  
(6.365m x 3.018m) max with a range of wood finished  
kitchen units, 1 x radiator, 1 x double glazed window,  
gas hob, double oven, integrated dishwasher, under  
counter fridge, tiled flooring

BOOT ROOM with storage cupboards and shelving, door to garage and door to garden

CLOAKROOM with WC suite, Vanity unit and basin, tiled flooring 1 x radiator 1 x double glazed window

GARAGE 24' 2" x 9' 7" (7.380m x 2.939m) with utility sink with space for washing machine and dryer, electric up and over door, water softener, parking to front

STAIRS Leading to the 4 bedrooms and family bathroom

MASTER BEDROOM 13' 0" x 10' 0" (3.984m x 3.059m) with large built in wardrobes, 1 x radiator, 1 x double glazed window, carpet flooring

ENSUITE with shower cubicle, vanity unit and basin, WC suite, 1 x heated towel rail, tiled flooring

BEDROOM 2 13' 2" x 9' 6" (4.016m x 2.901m) with

large built in wardrobe, 1 x radiator, 1 x double glazed window, carpet flooring

BEDROOM 3 11' 0" x 7' 11" (3.360m x 2.430m) with large built in wardrobe, 1 x radiator, 1 x double glazed window, carpet flooring

BEDROOM 4 9' 6" x 7' 10" (2.903m x 2.402m) with large built in wardrobe, 1 x radiator, 1 x double glazed window, carpet flooring

OUTSIDE - REAR large rear garden laid out to a mixture of lawn, shrub and flower gardens. It is all fully enclosed and has a patio area

OUTSIDE - FRONT laid out to lawn with shrub areas, off road parking for 2 cars and access to the garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



## Martin & Co Newmarket

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